

**ORDINANCE NO. 2015-07
OVER THE EDGE ZONE CHANGE**

**AN ORDINANCE OF THE CITY OF SEDONA, ARIZONA, REZONING THAT
PROPERTY DESCRIBED HEREIN FROM ITS PRESENT DESIGNATION OF RS-6
(SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL);
ESTABLISHING CONDITIONS OF SUCH REZONING; DIRECTING THE
AMENDMENT OF THE ZONING MAP UPON COMPLETION OF ALL ZONING
CONDITIONS SET FORTH HEREIN; PROVIDING THAT ALL ORDINANCES OR
PARTS OF ORDINANCES OR ANY PART OF THE LAND DEVELOPMENT CODE IN
CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE SHALL BE REPEALED
UPON THE EFFECTIVE DATE OF THIS ORDINANCE.**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA,
ARIZONA AS FOLLOWS:

Section 1. Description and Rezoning

The subject property consists of Yavapai County Assessor's Parcel 408-07-074, containing approximately .213 acres, and located at 35 View Drive, Sedona, Arizona. The owner/applicant desires to rezone the property from RS-6 (Single Family Residential) to C-2 (General Commercial) to allow for construction of a parking lot to support the bicycle sales and rental business on the adjacent lot at 1695 West State Route 89A (APN 408-26-431), and potential expansion of the business or the uses.

The subject property is hereby rezoned from RS-6 (Single Family Residential) to General Commercial (C-2) upon completion of all Conditions of Approval.

Section 2. Zoning Map

The zoning maps of the City of Sedona shall be amended to reflect this zoning change, and at least three (3) copies of the map shall be kept in the office of the City Clerk for public use and inspection.


Section 3. Repeal

All ordinances and parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

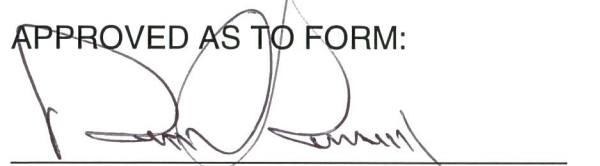
PASSED AND ADOPTED by the Mayor and City Council of the City of Sedona, Arizona, this 9th day of June, 2015.


Sandra J. Moriarty, Mayor

ATTEST:


Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:


Ron Ramsey, Assistant City Attorney

Conditions of Approval

PZ14-00002 (ZC)

Over the Edge Parking



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ

86336

(928) 282-1154 • Fax: (928) 204-7124

As Approved by the City Council on June 9, 2015

PZ14-00002 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall submit a Land Combination Permit to combine the property at 15 View Drive (APN 408-07-074) with the property at 1695 W State Route 89A (APN 408-26-431).
3. The applicant shall submit for a Grading Permit to construct a parking lot. The plans submitted for the Grading Permit shall be in full conformance with all City code requirements, including grading, drainage, landscaping, and ADA requirements.
4. The applicant shall obtain right-of-way permits for all work in the City right-of-way.
5. The zoning for the subject property shall be considered vested when the property owner completes all work required to use the subject property as a parking lot. If the applicant does not complete these items, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 400.11.
6. Within thirty days of approval of the zone change, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. § 12-1134 related to the granting of this Zoning Change approval.
7. The business and property owners shall work with City staff to resolve traffic concerns to the satisfaction of the City Engineer.